

City Council  
Atlanta, Georgia

AN ORDINANCE  
BY: ZONING COMMITTEE

**Z-06-109**  
Date Filed: 9-12-06

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **Jones Road (south), S.W** be changed from the PD-H (Planned Development-Housing) District and R-4 (Single-family Residential) District to the MR-3 (Multi-family Residential) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 240, 14<sup>th</sup> District Fulton County and Land Lot 260 of the 17<sup>th</sup> District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

JONES ROAD SOUTHERN TRACT

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 260, 17<sup>TH</sup> DISTRICT AND LAND LOT 240, 14<sup>TH</sup> DISTRICT OF FULTON COUNTY, GEORGIA, CONTAINING 3.507 ACRES, MORE OR LESS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING BEGIN AT THE SOUTHWEST CORNER OF LOT 1, OF ROYAL OAKS MANOR SUBDIVISION, UNIT 2, AS PER PLAT RECORDED IN PLAT BOOK 61, PAGE 70, FULTON COUNTY, GEORGIA RECORDS; RUN THENCE SOUTH 88 DEGREES 23 MINUTES 14 SECONDS WEST 18.63 FEET TO AN IRON PIN SET AND THE TRUE POINT OF BEGINNING (SAID POINT OF BEGINNING IS ALSO FOUND AT THE POINT WHERE THE NORTHERN RIGHT OF WAY OF MCLENDON CIRCLE DEAD ENDS ALONG THE LINE DIVIDING LAND LOTS 240 AND 260 OF FULTON COUNTY, GEORGIA);

RUNNING THENCE ALONG THE WESTERN TERMINUS OF SAID RIGHT OF WAY, SOUTH 00 DEGREES 24 MINUTES 36 SECONDS EAST 16.46 FEET TO AN IRON PIN SET;

RUNNING THENCE SOUTH 89 DEGREES 35 MINUTES 15 SECONDS WEST 236.79 FEET TO AN IRON PIN SET;

RUNNING THENCE SOUTH 67 DEGREES 19 MINUTES 11 SECONDS WEST 90.40 FEET TO AN IRON PIN SET;

RUNNING THENCE SOUTH 23 DEGREES 02 MINUTES 12 SECONDS EAST 82.39 FEET TO AN IRON PIN SET;

RUNNING THENCE SOUTH 67 DEGREES 18 MINUTES 30 SECONDS WEST 154.23 FEET TO AN IRON PIN SET;

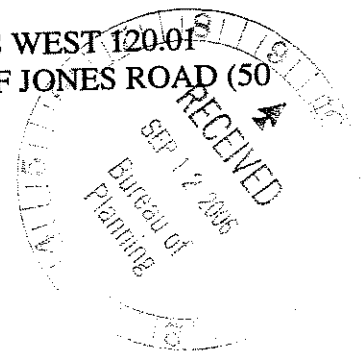
RUNNING THENCE NORTH 22 DEGREES 47 MINUTES 34 SECONDS WEST 87.05 FEET TO AN IRON PIN SET;

RUNNING THENCE IN A SOUTHWESTERLY DIRECTION A DISTANCE OF 77.95 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID ARC HAVING A RADIUS OF 207.00 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 78 DEGREES 54 MINUTES 50 SECONDS WEST 77.49 FEET TO AN IRON PIN SET;

RUNNING THENCE SOUTH 89 DEGREES 42 MINUTES 07 SECONDS WEST 125.07 FEET TO AN IRON PIN SET;

RUNNING THENCE NORTH 00 DEGREES 17 MINUTES 53 SECONDS WEST 120.01 FEET TO AN IRON PIN SET ON THE SOUTHERN RIGHT OF WAY OF JONES ROAD (50 FOOT RIGHT OF WAY);

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RUNNING THENCE ALONG SAID RIGHT OF WAY NORTH 89 DEGREES 41 MINUTES 12 SECONDS EAST 141.49 FEET TO AN IRON PIN SET;

CONTINUING THENCE ALONG SAID RIGHT OF WAY NORTH 67 DEGREES 13 MINUTES 32 SECONDS EAST 236.55 FEET TO AN IRON PIN SET;

CONTINUING THENCE ALONG SAID RIGHT OF WAY NORTH 67 DEGREES 13 MINUTES 32 SECONDS EAST 162.22 FEET TO AN IRON PIN SET;

CONTINUING THENCE ALONG SAID RIGHT OF WAY NORTH 67 DEGREES 07 MINUTES 26 SECONDS EAST 462.80 FEET TO AN IRON PIN SET;

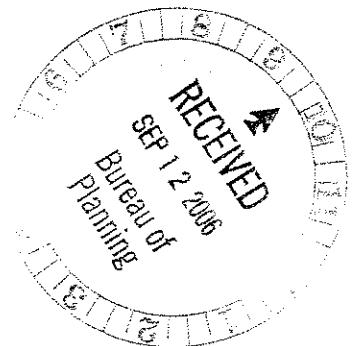
LEAVING SAID RIGHT OF WAY AND RUNNING THENCE SOUTH 00 DEGREES 22 MINUTES 51 SECONDS EAST 202.32 FEET TO A ½ INCH REBAR;

RUNNING THENCE SOUTH 89 DEGREES 09 MINUTES 27 SECONDS WEST 47.75 FEET TO A ½ INCH REBAR;

RUNNING THENCE SOUTH 88 DEGREES 26 MINUTES 58 SECONDS WEST 179.40 FEET TO A ¾ INCH OPEN TOP PIPE (DIST) SET AT THE NORTHWEST CORNER OF THE AFOREMENTIONED LOT 1 OF ROYAL OAKS MANOR SUBDIVISION;

RUNNING THENCE SOUTH 04 DEGREES 31 MINUTES 13 SECONDS WEST 152.80 FEET TO A POINT ON THE NORTHERN RIGHT OF WAY OF MCLENDON CIRCLE;

RUNNING THENCE SOUTH 88 DEGREES 23 MINUTES 14 SECONDS WEST 18.63 FEET ALONG SAID RIGHT OF WAY TO THE IRON PIN SET AT THE TRUE POINT OF BEGINNING.



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